



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217

April 24, 2024

Megan Waldschmidt  
Westside Investment Partners  
4100 E Mississippi Ave Ste 500  
Denver, CO 80246

**Re: Second Submission Review – Crippen Property – Zoning Map Amendment and Master Plan**  
Application Number: **DA-1435-02**  
Case Numbers: **2000-2027-02; 2023-7007-00**

Dear Ms. Waldschmidt:

Thank you for your second submission, which we started to process on April 5, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 10, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The estimated **Planning Commission date for the Zoning Map Amendments is June 12, 2024** and the **Administrative Decision date for the Master Plan is tentatively scheduled for June 19, 2024**. Please remember that all abutter notices must be sent and the site notices must be posted **at least 10 days prior to the decision date**. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Grant Rotman-Westside Investment Partners  
Jacob Cox, ODA  
Filed: K:\\$DA\DA-1435-02rev2



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Tab 1-Letter of Introduction (Planning)
- Zoning Maps and Legal Descriptions
- Tab 3-Context Map
- Tab 7-Public Art Plan
- Tab 8-Land Use Map (Fire/Life Safety)
- Tab 9-Circulation Neighborhood Map (PROS)
- Tab 13-Public Improvements Plan (Traffic, Fire/Life Safety, Public Works)
- Master Utility Plan (Aurora Water, Fire/Life Safety)
- Master Utilities Report (Aurora Water, Fire/Life Safety)

### PLANNING DEPARTMENT COMMENT

#### 1. Completeness and Clarity of the Application

- 1A. **Tab 1-Letter of Introduction:** Discuss how the proposed rezones to Airport District and MU-C meets the criteria of approval as set forth in the UDO. Please see code section 146-5.4.1.C for Zoning Map Amendment procedures and criteria for approval. Address each criterion. Please provide justification language for the zoning map amendment in the LOI with the next submission.
- 1B. Per the most recent conversation between staff and the applicant, two zoning map amendments will be requested with the next submission. These zoning map amendments will be to amend the zoning from MU-R to AD and MU-R to MU-C (northeast quadrant of the parcel). Please submit the required documentation and supporting information and maps with the next submittal. Under separate cover, please upload/submit the proposed zoning maps and legal description exhibits to the portal. **These items are required and the resubmittal will not be accepted without the exhibits.**
- 1C. Please confirm in the comment response letter that Public Service of CO comments from the initial review letter have been addressed.

#### 2. Zoning Comments

- 2A. **Tab 3-Context Map: Sheet 6:** AD-Airport District. 2C.
- 2B. **Tab 7-Public Art Plan:** Roberta Bloom/303.739.6747/[rbloom@auroragov.org](mailto:rbloom@auroragov.org):  
On the map included in the Public Art Plan the symbols used as the Public Art location indicators obscures the planning area designations in each location. Please revise the map so that the planning area numbers are visible and resubmit.

#### 3. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 3A. No further comments, approved.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 4. Civil Engineering (Julie Bingham / 303-739-7403 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)

#### Tab 13 Public Improvement Plan

- 4A. **Sheet 6:** Is this road going to be fully built by this development if it's a local? Clarify the responsibility for this off-site connection. Identify if this connection has been coordinated with the adjacent land owner/master plan.
- 4B. **Sheet 7:** I am still unclear on this portion of the PIP. The previous paragraphs identify the the full length of Gun Club is required with this planning area which is appropriate. Please clarify if this paragraph is referring the the eastern half of the section.
- 4C. **Sheet 9:** Repeat: Modify this language. The existing 2 lanes will not serve as a lane in the future due to the proposed median. Identify the western 3 lanes and half the median as the responsibility.
- 4D. This last sentence does not match the exhibit. The exhibit shows Gun Club as required between the northern edge of the property to the future S. Addison Way.
- 4E. Is this road going to be fully built by this development if it's a local? Clarify the responsibility for this off-site connection. Identify if this connection has been coordinated with the adjacent landowner/master plan.
- 4F. **Overall Map:** This master plan is responsible for half of the median. Please show it on the section. Please clarify if this pink hatch identifies a public collector or arterial. It isn't hatched on other sheets. If it's a collector, please provide a section on this PIP.
- 4G. Please clarify if this pink hatch identifies a public collector or arterial. It isn't hatched on other sheets. If it's a collector, please provide a section on this PIP.

### 5. Traffic Engineering (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

#### 5A. Tab 13 Public Improvement Plan

- 5B. **Overall Map:** What does the symbol represent? Label the anticipated traffic control on all three sheets.
- 5C. **Traffic Study:** Reviewed, previous comments addressed, noticed signal warrant worksheets unlabeled/mislabeled. Update accordingly.

### 6. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 6A. **Tab 8 Land Use Map and Matrix:** Add the following note: The land dedication will occur at the time Aurora Fire Rescue determines the need for the Whelen Siren System installation.
- 6B. **Tab 13 Public Improvement Plan:** Add the water line delineations to the legend. (Page 13)

### 7. Aurora Water (Iman Ghazali / 303-807-8869 / [IGhazali@auroragov.org](mailto:IGhazali@auroragov.org) / Comments in red)

- 7A. **Master Utility Plan:** No comments on this submittal for this round of review. Please revise these plans as applicable according to the comments on the report.
- 7B. **Master Utility Study:**
- 7C. **Page 6:** Pressure Reducing Valves or Check Valves are needed due to pressure zones splitting the site. It looks like the entire site, including offsite areas, are all within Pressure Zone 4. Please attach this correspondence to the report.
- 7D. **Page 7:** 1.97 MGD from Aspen Business Park. Please verify that this includes the Applegreen property (see attached)
- 7E. **Page 12:** Please do not reproduce AW utility manual; remove.
- 7F. **Page 29:** Provide a narrative that a variance is being requested for 14" and 16" sanitary and provide reasoning.
- 7G. **Page 63:** Please double-check this calculation ( $5ac \times 1500 \text{ GPD/ac} = 7500 \text{ GPD}$ ).

### 8. PROS (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 8A. **Tab 9:** Revise as follows: Median landscape to be designed and installed if the eastern half of the ultimate street cross-section, including the median curb and gutter, is constructed first by an adjacent development.